

**AGENDA**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ZONING COMMITTEE WORK SESSION**  
**Charlotte-Mecklenburg Government Center, Rm 280**  
**February 27, 2013**  
**4:30 P.M**

Please click this link: [February 2013 map](#) to see a map showing the location of all rezoning cases on this agenda.

<b>Claire Lyte-Graham</b>	<p>1. <a href="#">Petition No. 2012-070</a> (Council District 7 - Cooksey) <b>by Pulte Home Corporation</b> for a change in zoning for approximately 6.96 acres located on the west side of Wade Ardrey Road between Turkey Hill Road and Ardrey Crest Drive from R-3 to R-6(CD) and 5-year vested rights.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 2</p> <p><b>Update: The following issues have been addressed:</b></p> <ol style="list-style-type: none"><li>1. The site plan is in the proper format.</li><li>2. The petitioner has made the following modifications to the language contained in the General Provisions section as follows: <del>"However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the conceptual Site Plan or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance as applicable."</del></li><li>3. The petitioner has added the following language to the Architectural Standards section: "Primary exterior building materials for the proposed residential structures that are to be constructed on the Site shall be a combination of <u>a minimum of three of the following materials</u>: vinyl siding, brick, stone, shake, hardi-plank or cementitious siding material."</li><li>4. The language under Environmental Features has been modified to state as follows: "Petitioner shall comply with the Post Construction Controls Ordinance."</li><li>5. The petitioner has addressed CDOT, Storm Water, and Neighborhood and Business Services comments by providing the following:<ol style="list-style-type: none"><li>a. Petitioner has revised the site plan to now show and label proposed curb and gutter along the site's Wade Ardrey Road frontage, measured approximately 18.5 feet from the centerline of Wade Ardrey Road to the face of curb.</li><li>b. NCDOT has determined that a left turn lane into the proposed site will not be necessary, and therefore this request is being rescinded by staff.</li><li>c. The petitioner has addressed Storm Water Services request by revising the note under Environmental Features to state that the petitioner shall comply with the post Construction Controls Ordinance.</li><li>d. The petitioner has addressed Neighborhood and Business Services comment by removing the sentence from the site plan that states no more than two single family homes will be allowed side by side which have garages that extend beyond ten feet from the main entry façade.</li></ol></li></ol>
-------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

2012-070 continued	<p><b>Update:</b> The following items have been added/modified since public hearing:</p> <ol style="list-style-type: none"> <li>1. The petitioner has added a statement under Architectural Standards (b) that states the primary exterior building for the proposed residential structures can be one material as long as it is a masonry material.</li> <li>2. The petitioner has provided conceptual architectural elevations.</li> <li>3. In response to concerns expressed at the public hearing with respect to the proposed product, the petitioner held a follow-up community meeting on February 7, 2013, to further discuss the proposed project.</li> </ol>
Claire Lyte-Graham	<p>2. <a href="#">Petition No. 2012-082</a> (Council District 2 - Mitchell) <b>by Derita American Legion Post 345</b> for an O-1(CD) site plan amendment, for approximately 1.20 acres located on the east side of Baucom Road between Mallard Creek Road and Brathay Court.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 3</p> <p><b>Update:</b> The following issues have been addressed:</p> <ol style="list-style-type: none"> <li>1. The petitioner has included development notes that specify a scenario involving use of existing structure, and a scenario involving redevelopment of the site with construction of a new building and associated site improvements as provided below: <ol style="list-style-type: none"> <li>a. The scenario involving use of existing structure notes that the existing 2,800 square foot structure will remain with a maximum 1,000 square-foot expansion permitted. The maximum height of lighting will be 25 feet. The appearance of the building expansion will blend with existing structure.</li> <li>b. The scenario proposing redevelopment of the site states the new building will not exceed 7,765 square feet, with a maximum 40-foot building height and no more than two stories. The maximum height of lighting will be 25 feet. The appearance of the building will be residential in character and scale, with a minimum 50 percent masonry material along each building elevation.</li> </ol> </li> <li>2. The site plan is correctly labeled "Rezoning Petition 2012-082".</li> <li>3. The site plan is in the proper format.</li> </ol> <p><b>Update:</b> The following issue remains outstanding:</p> <ol style="list-style-type: none"> <li>1. Show a building footprint reflecting the proposed redevelopment scenario.</li> </ol> <p><b>Update:</b> The following item is a new outstanding issue:</p> <ol style="list-style-type: none"> <li>1. CDOT requests that the petitioner not label the width (proposed 15'-5") of the new driveway, and that it be removed from the site plan (new issue).</li> </ol>

<p>Claire Lyte-Graham</p>	<p>3. <a href="#"><u>Petition No. 2012-103</u></a> (Council District 1 - Kinsey) <b>by Kenneth Lin and Jon Branham</b> for a change in zoning for approximately 0.20 acres fronting both North Davidson Street and Yadkin Avenue between East 34<sup>th</sup> Street and East 35<sup>th</sup> Street from R-5 and B-1 to TOD-MO.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 5</p> <p><b>Update: The following issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. The petitioner has addressed the issue regarding the placement of the recycling/refuse area on the lot facing Yadkin Avenue via recordation of a recombination plat involving the swapping of land with the abutting property owner, thereby allowing the two parcels of the subject rezoning to adequately touch and be combined.</li> <li>2. The petitioner has listed the existing square footage, new (additional) square footage, and total square footage on the site plan.</li> <li>3. The petitioner has provided information on the site plan indicating that a second story will be constructed over the existing one-story building, and that a new three-story addition will be constructed in the rear of the proposed two-story portion. The petitioner has also provided the height of the existing building (15 feet) and the proposed height as 39 feet.</li> <li>4. The petitioner has removed "night club" from the Optional provision regarding parking. The petitioner has added notes on the site plan to indicate 4 on-street parking spaces, two of which are proposed to be shared with a neighboring business.</li> <li>5. The petitioner has modified Optional Provision 3 (Streetscape) to specify N. Davidson Street and requested that the existing 8-foot sidewalk be allowed to remain.</li> <li>6. The petitioner has removed the brick wall shown on the N. Davidson Street elevation and added a note stating it is not part of the site plan.</li> <li>7. The petitioner has revised the site plan to show the boundaries of the area proposed to be rezoned with a weighted line.</li> <li>8. Petitioner added the language provided written response regarding intent to coordinate with a local artist on the elevations to the actual elevation sheet.</li> <li>9. The petitioner has addressed CDOT comments as follows: <ol style="list-style-type: none"> <li>a. The petitioner has removed the proposed curb cut on Yadkin Avenue from the site plan.</li> <li>b. The petitioner has added language to state intent to work with neighboring property owners to secure additional parking.</li> </ol> </li> <li>10. The appropriate standardized notes have been placed on the site plan (in addition to the Optional Provisions listed).</li> <li>11. The <i>Optional Provision</i> language for streetscape (on Yadkin Avenue) has been modified to specify the street name and request that the existing sidewalk be allowed to remain. The sidewalk width has been added to the additional language.</li> <li>12. Language has been added to the <i>Optional Provision</i> for the required 16-foot setback, and to allow new construction incorporating an existing structure be built to the established setback with the established setback identified as at back of the existing sidewalk.</li> <li>13. The established setback has been identified on the site plan.</li> <li>14. Optional Provision 1 (Setback) for the required 16-foot setback has been amended to allow new construction incorporating an existing structure be built to the established setback. The language now correctly identifies the established setback as being from the back of the existing sidewalk.</li> </ol>
-------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

2012-103 continued	<p>15. <b>Optional Provision 2 (Parking)</b> has been modified to request to not provide required parking for the permitted uses until such a time occurs when the owners have the ability to provide the required parking.</p> <p>16. The petitioner has amended <b>Optional Provision 3 (Streetscape)</b> and added <b>Optional Provision 4</b> to incorporate Yadkin Avenue into the request as it is subject to this requirement as well. This added language requests that a modified streetscape along Yadkin Avenue to allow a six-foot sidewalk at the back of the curb with no planting strip.</p> <p>17. The petitioner has also added office, retail and personal services as allowable uses in addition to the proposed restaurant.</p> <p>18. The petitioner has removed the sentence regarding lighting from <i>Landscaping</i> and placed it under the new <i>Lighting</i> heading. A note has been added under <i>Lighting that states "wall pak" lighting will not be allowed.</i></p> <p>19. The sentence under <i>Landscaping</i> regarding planting strip along N. Davidson Street has been removed as this is an optional provision being requested.</p> <p>20. "Yadkin" Avenue is now spelled correctly on the site plan.</p>
Claire Lyte-Graham	<p>4. <a href="#"><u>Petition No. 2013-007</u></a> (Council District 3 - Mayfield) <b>by Cardinal Real Estate Partners</b> for a change in zoning for approximately 10.48 acres located on the east and west sides of Forest Point Circle near the intersection of West Arrowood Road and Forest Point Boulevard from B-D(CD) to O-1.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 11</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
Claire Lyte-Graham	<p>5. <a href="#"><u>Petition No. 2013-008</u></a> (Council District 3 - Mayfield) <b>by Board of Trustees, Central Piedmont Community College</b> for an INST(CD) site plan amendment, for approximately 1.96 acres located on the southeast corner at the intersection of Alleghany Street and Ashley Road.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 12</p> <p><b>Update: The following issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. The petitioner has addressed CATS and CDOT comments by providing the following: <ol style="list-style-type: none"> <li>a. As requested by CATS staff, the site plan has been revised to show a proposed 5-foot wide transit waiting pad in its proper location.</li> <li>b. In response to CDOT's request, the petitioner has removed the existing exit driveway onto Alleghany Street and replaced that area with sidewalk and curb and gutter. The remaining access onto Alleghany Street has been modified to right-in movement and widened to 20 feet to accommodate fire access.</li> </ol> </li> <li>2. The petitioner has added a "building envelope" for the modular buildings and future expansion so that buildings may be adjusted within the envelope.</li> <li>3. The petitioner has removed sheet RZ-3 – Existing Conditions from the site plan.</li> <li>4. The petitioner has removed the first sentence under "1. General Provisions, b" as requested by staff.</li> <li>5. Note 1c has been modified to read as follows: "To the extent of any conflict between the matters contained in other areas of the Rezoning Plan and the matters set forth in the Development Standards, the <del>Development Standards</del> <u>more restrictive</u> shall govern."</li> </ol>

Shad Spencer	<p>6. <a href="#"><u>Petition No. 2013-009</u></a> (Council District 1 - Kinsey) <b>by Bonterra Builders</b> for a change in zoning for approximately 3.89 acres located on the north side of Spencer Street between Academy Street and Anderson Street from I-2 to MUDD-O.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 13</p> <p><b>Update: The following issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. Modified the "total acreage" under "Development Data Table" to read: "3.89 acres (4.33 acres including Mooney Avenue right-of-way)".</li> <li>2. Eliminated the list of "Prohibited Uses" and replace them with the following note: "All other MUDD uses not listed as permitted".</li> <li>3. Modified Note 3a as follows: "To preserve existing trees along Anderson Street, the <u>6-foot sidewalk may meander and portions of the planting strip may be less than 8 feet in width as measured from is being omitted and the new sidewalk will be built at the back of curb.</u></li> <li>4. Modified Note 6a to indicate an eight-foot planting strip and six-foot sidewalk will be provided along public streets except Anderson Street where the sidewalk may meander and an eight-foot planting strip and a five-foot sidewalk along the internal private streets.</li> <li>5. Added a sentence to Note 8a indicating the right-of-way for the multi-use trail will be dedicated and conveyed to the City prior to the final certificate of occupancy being issued for either of the last two buildings of the development abutting the current Mooney Avenue right-of-way.</li> <li>6. Added the following sentence to the end of the "Lighting" note: "Freestanding lighting will be limited to 20 feet in height and will utilize full cut-off type lighting fixtures".</li> <li>7. Clearly identified the building and parking envelope and modified the building envelope located at the corner of Spencer Street and Anderson Street so it does not encroach into the 14-foot setback along Anderson Street.</li> <li>8. Provided a note indicating all modification must comply with Section 6.207 of the Zoning Ordinance.</li> <li>9. Eliminated Sheet 3 of 3.</li> <li>10. Addressed CDOT issue by indicating the right-of-way abandonment will occur prior to approval of construction plans.</li> </ol> <p><b>The following issues remain outstanding:</b></p> <ol style="list-style-type: none"> <li>1. Provide an "Architectural Standards" note on Sheet 1 of 1 that indicates all units fronting Academy Street and Spencer Street will have direct sidewalk connections from each unit to the public sidewalks.</li> <li>2. Remove the area between Academy Street and the proposed building envelope from the "tree save" area. Based on the development scenario, no trees will be saved in that area.</li> <li>3. Define the various building types A, B, and C referenced on Sheet 2 of 2 or remove all references to those building types.</li> <li>4. Provide an "Architectural Standards" note on Sheet 1 of 1 to indicate a minimum 20-foot separation between the face of a garage door to the internal drive aisle. However, less than 20 feet is allowed if no more than a seven-foot separation is provided.</li> <li>5. Provide an "Architectural Standards" note on Sheet 1 of 1 to indicate if walls/fences are provided between the buildings along Anderson Street and the right-of-way for Anderson Street, the walls/fences will be limited to three feet in height.</li> </ol>
--------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>Shad Spencer</b>	<p>7. <a href="#"><u>Petition No. 2013-010</u></a> (Council District 3 - Mayfield) <b>by Penske Truck Leasing Company, L.P.</b> for a change in zoning for approximately 2.45 acres located on the south side of Brookford Street between Nevada Boulevard and Westinghouse Boulevard from I-2 to I-1.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 14</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
<b>Claire Lyte-Graham</b>	<p>8. <a href="#"><u>Petition No. 2013-011</u></a> (Council District 6 - Dulin) <b>by Tyler Conner and Ashley Butler</b> for a change in zoning for approximately 0.20 acres located on the west corner at the intersection of Sharon Road and Westminster Place from R-3 to UR-1(CD).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 15</p> <p><b>Update: The following issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. The petitioner has added the required notes to the site plan.</li> <li>2. Site data has been added identifying the existing building square footage, square footage of the proposed addition, and the total square footage.</li> <li>3. A note has been added to the site plan stating the site will be limited to one (1) single family residential structure, along with accessory structures permitted in accordance with the ordinance.</li> <li>4. The site plan is now labeled as rezoning petition 2013-011.</li> </ol>
<b>Sonja Sanders</b>  <b>Protest Sufficient</b>	<p>9. <a href="#"><u>Petition No. 2013-013</u></a> (Council District 7 - Cooksey) <b>by Adam Fiorenza</b> for a change in zoning for approximately 9.50 acres located on the north side of Providence Road West at the intersection of Old Ardrey Kell Road and Providence Road West from R-3 to R-4.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 16</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
<b>Solomon Fortune</b>  <b>Deferral (to April)</b>  <b>Protests Sufficient</b>	<p>10. <a href="#"><u>Petition No. 2013-015</u></a> (Council District 6 - Dulin) <b>by Park South of Union, LLC</b> for a change in zoning for approximately 4.99 acres located on the west side of Park South Drive between Archdale Drive and Teversham Lane from R-3 to UR-2(CD).</p> <p>Petitioner is requesting a two-month deferral of this petition to the April 24, 2013 Zoning Committee meeting.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issues.</p> <p>Attachment 18</p> <p><b>Update: The following issues remain outstanding:</b></p> <ol style="list-style-type: none"> <li>1. Label the area for detention as a possible detention area.</li> <li>2. Label and show the 30-foot landscape buffer on the site plan.</li> <li>3. Place the buffer note within the conditional notes section on sheet one.</li> <li>4. Add a note listing the building materials of the proposed structures.</li> <li>5. Remove the note that elevations are conceptual.</li> <li>6. Remove the note that dimensions are subject to change per building and life safety codes.</li> <li>7. Remove sheets labeled number three and four from the site plan.</li> <li>8. Show proposed driveway cuts along the proposed internal private street network.</li> <li>9. On sheet 2 adjust elevation notes to read "they may be modified during design development and construction document phases per section 6.207."</li> </ol>

<p><b>Solomon Fortune</b></p>	<p>11. <a href="#"><u>Petition No. 2013-016</u></a> (Council District 1 - Kinsey) <b>by Valley Development, Inc.</b> for a UR-2(CD) site plan amendment, for approximately 4.27 acres located on the east side of Wendwood Lane near the intersection of Randolph Road and Wendwood Lane.</p> <p>Staff recommends approval of this petition upon resolution of outstanding issue.</p> <p>Attachment 19</p> <p><b>Update: The following issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. The 20 foot minimum distance between the garage and sidewalk has been labeled on the site plan.</li> <li>2. The cross section of the private street detail has been removed from the site plan.</li> <li>3. A note has been added that single family lots will front on private streets.</li> <li>4. The existing sidewalk and planting strip along North Wendover Road has been shown on the site plan.</li> <li>5. A sidewalk connection from the proposed development to the public street (North Wendover Road Road) has been show on the site plan.</li> <li>6. Petition number 2013-016 has been added to the site plan.</li> <li>7. The conditional notes in one area of the site plan.</li> <li>8. References to the prior proposed multi-family development have been removed from the conditional notes.</li> <li>9. The portion of note #5 has been removed from the site plan.</li> <li>10. Sheet two with the plat information has been removed from the conditional site plan.</li> </ol> <p><b>The following issue remains outstanding:</b></p> <ol style="list-style-type: none"> <li>1. Provide possible on-street or off street parking areas for possible guests.</li> </ol>
<p><b>Sonja Sanders</b></p>	<p>12. <a href="#"><u>Petition No. 2013-020</u></a> (Council District 1 - Kinsey) <b>by Durban Development, LLC</b> for a change in zoning for approximately 1.04 acres located on the south side of Milton Road between Barrington Drive and North Sharon Amity Road from B-1SCD to NS.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 20</p> <p><b>Update: The following issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. Amended notes to provide the standard headings for conditional rezoning site plans.</li> <li>2. Provided consistency between building square footage and maximum allowed square footage. Reflected maximum building square footage as 10,000 square feet.</li> <li>3. Amended Note 6 to limit maximum height of detached lighting to 25 feet.</li> <li>4. Added a note that the 14-foot buffer may not be reduced by a fence or wall.</li> <li>5. Amended Note 4 under the heading of Architectural Standards to state that any changes to the site plan will be as per Section 6.207.</li> <li>6. Removed Notes 5, 7, and 8 as they are minimum ordinance standards required by the ordinance.</li> <li>7. Removed the "Exterior Finish Schedule" and other Exterior notes from RZ-2 of the site plan.</li> </ol>



Shad Spencer	<p>13. <a href="#">Petition No. 2013-021</a> (Outside City Limits) <b>by East Group Properties, LP</b> for a change in zoning for approximately 43.29 acres located on the southeast corner of the intersection of Steele Creek Road and Shopton Road from I-1(CD) and R-3 to I-2(CD).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 21</p> <p><b>Update: There are no outstanding issues with this petition.</b></p>
Shad Spencer	<p>14. <a href="#">Petition No. 2013-022</a> (Council District 2 - Mitchell) <b>by Mission Properties, LLC</b> for a change in zoning for approximately 0.82 acres located on the west side of South Summit Avenue near the intersection of West Morehead Street and South Summit Avenue from R-5 to UR-2(CD).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 22</p> <p><b>Update: The following issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. Modified the "Number of Residential Units" to read: "Up to 35 <u>Multi-Family Units</u> <del>Apartments (as allowed by parking)</del>".</li> <li>2. Indicated "Residential Density" as "43 dwelling units per acre".</li> <li>3. Deleted Note 1g "Square footage of Non-Residential Uses".</li> <li>4. Modified "Maximum Building Height" to indicate a limit of three stories and 50 feet in addition to the UR-2 height requirements.</li> <li>5. Indicated outdoor amenities will be provided for the residents.</li> <li>6. Modified Note 4a as follows: "Multi-Family Residential &amp; <u>Uses</u> Accessory to Residential, <del>Street Level Retail &amp; Parking</del>".</li> <li>7. Rewrote Note 5d as follows: "Parking Location: Parking will be provide on-site to the side and rear of the proposed building and on-street along South Summit Avenue as permitted by CDOT".</li> <li>8. Modified Note 12a to indicate freestanding lighting will be limited to 20' in height and all lighting shall utilize full cut-off type lighting fixtures.</li> <li>9. Deleted sheet Z103.</li> <li>10. Addressed the Transportation comment by removing the pavement marking for on-street parking along South Summit Avenue from the site plan.</li> </ol>
Sonja Sanders	<p>15. <a href="#">Petition No. 2013-023</a> (Council District 6 - Dulin) <b>by Camden</b> for a change in zoning for approximately 36.10 acres located on the west side of Providence Road across from Strawberry Hill Drive from R-12MF to R-17MF(CD).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 23</p> <p><b>Update: The following issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. Addressed CDOT issues by (a)reflecting the southbound turn lane at the northernmost driveway; (b)Noted that the southernmost driveway will be restricted to right-in/right-out and left-in only; (c)amended Note 3c to state final design of the proposed southernmost driveway will be subject to review/approval during the permitting process; (d)amended Note 3d to state that "If a traffic signal is approved at this location by NCDOT and CDOT within one year of the approval of this petition, the petitioner will provide funds to the City of Charlotte to signalize the intersection. In addition, added that "If NCDOT/CDOT approved the installation of the signal within the one year time frame the petitioner will enter into an agreement with CDOT to install the traffic signal prior to the issuance of the first building permit. If the traffic signal is not installed by NCDOT/CDOT prior to the first certificate of occupancy, the project development may proceed ahead as proposed, including the proposed driveway designs."</li> </ol>



<p><b>2013-023</b> <b>continued</b></p>	<ol style="list-style-type: none"> <li>2. Amended Note 1.c under the heading of General Provisions relating to changes per Section 6.207.</li> <li>3. Clearly labeled and indicated on Sheet 2 the building and parking envelope referred to in note 1d.</li> <li>4. Amended Note 3a under heading of Transportation to indicate that the Site shall be designed in such a manner to allow for one vehicular and pedestrian connection by way of a private street (constructed to a residential wide cross-section, with a 6-foot sidewalk and 8-foot wide planting strip on both sides of such private street) to permit pedestrians and automobiles (but not commercial truck traffic) between the Site and the Southern Adjacent Parcel. Once such connection is made it may not be gated and shall remain open to the public. A reciprocal cross-easement agreement between the Petitioner and the owner of the Southern Adjacent Parcel will be recorded in Mecklenburg County Public Registry prior to issuance of a building permit for the first building to be constructed on the Site as part of the redevelopment.</li> </ol>
---------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------